

County of Loudoun  
Department of Planning  
MEMORANDUM

**DATE:** February 16, 2010

<b>TO:</b>	Building and Development, ERT	William Marsh	MS 60
	Building and Development, Zoning	Marilee Seigfried	MS 60
	Fire, Rescue & Emergency Services	Maria Taylor (3)	MS 61
	General Services	Randy Williford	MS 48
	Health Department—Environmental	Alan Brewer	MS 68
	Loudoun Water	Julie Atwell	MS 00B
	Office of Transportation Services	Terri Smithson	MS 69
	Parks, Recreation & Community Services	Mark Novak	MS 78
	Planning, Community Information	Miguel Salinas	MS 62
	Planning, Comprehensive	Cindy Keegan	MS 62
	VA Dept. of Conservation & Recreation	S. René Hypes	
	VDOT, District, Chantilly	Tom Van Poole (3)	MS 00
	Board of Supervisors	Susan Buckley	MS 01
	Planning Commission	Glen Bayless	MS 62

**FROM:** Marchant Schneider, Project Manager

**SUBJECT:** **SPEX 2009-0040, SPEX 2009-0041, SPMI 2010-0001, and CMPT 2010-0002  
Potomac Interceptor Odor Abatement Site**

**COMMENT**

**DUE DATE:** **March 18, 2010**

(Note: Please provide referral comments, one paper copy as well as one electronic copy, to [marchant.schneider@loudoun.gov](mailto:marchant.schneider@loudoun.gov) by the due date. If you have any questions, please contact me at 703-771-5669.)

Please find the enclosed information for your review:

1. Information Sheet
2. Statement of Justification
3. Vicinity map
4. Commission Permit Determination – CCOR-2009-0005
5. Phase I Archaeological submitted by Straughan Environmental Services
6. Traffic Checklist dated January 6, 2010
7. Traffic Summary
8. Proposed Elevations Design
9. Plat dated February 4, 2010

**NOTE:** Please see LMIS application documents if no hard copy is attached.  
Agencies outside the County can view documents at [www.loudoun.gov/lola](http://www.loudoun.gov/lola).

**SPEX 2009-0040, SPEX 2009-0041, SPMI 2010-0001, and CMPT 2010-0002  
Potomac Interceptor Odor Abatement Site**

**APPLICANT:** District of Columbia Water and Sewer Authority  
Barry Lucas, Program Manager  
Planning and Design Branch  
5000 Overlook Avenue, S.W.  
Washington, DC 20032  
202-787-2396

**OWNER:** Northern Virginia Regional Park Authority  
Paul A. Gilbert, Executive Director  
5400 Ox Road  
Fairfax Station, VA 22039  
703-352-5900

**REPRESENTATIVE:** A. Morton Thomas & Associates, Inc.  
Mr. J. Keith Sinclair, Jr., Associate  
14900 Conference Center Drive, Suite 180  
Chantilly, VA 20151  
703-817-1373  
ksinclair@amtengineering.com

**PROPOSAL:** A **Special Exception and Commission Permit** to allow a sanitary sewer odor abatement facility in the PHD-4 zoning district.  
A **Special Exception** to allow a structure required for operation of a public utility to locate in the Floodplain Overlay District pursuant to Section 4-1506(D)  
A **Minor Special Exception** to modify the required Type 4 landscape buffer pursuant to Section 5-621.

**LOCATION:** Adjacent to southern boundary of Algonkian Regional Park and eastern boundary of Potomac Lakes Sportsplex.

**TAX MAP/PARCEL:** Tax Map /81////////116F                      PIN # 010-10-0295-000

**CURRENT ZONING:** PDH-4

**PROPOSED ZONING:** n/a

**SURROUNDING ZONING/LAND USE:**

<b>NORTH</b>	A-3	Regional Park
<b>SOUTH</b>	PDH-4	Residential/Open Space
<b>EAST</b>	PDH-4	Residential/Open Space
<b>WEST</b>	PDH-4	Residential/Open Space

**ELECTION DISTRICT:** Sugarland Run